



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: February 24, 2005

Case File No./Project Name: DR2004-0150 Conestoga Recreation Center Site Modifications

Summary of Application: The applicant requests Type 2 Design Review approval for modifications to the existing recreational facility. The modifications include the addition of a soccer field, construction of a basketball court, installation of a 7-foot high retaining wall, relocation of 2 park benches, removal of 2 landscape trees, construction of a freestanding restroom structure, and associated landscaping. For specific location of proposed modifications, please refer to the applicant's submittal package, on file at City Hall.

Due Date for Written Comments: Friday, March 11, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Liz Jones, Associate Planner **Phone Number:** 503-350-4082

Facilities Review Committee Meeting Date: March 16, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: 1S1-28DD, Tax Lot 200
Site Address: 9985 SW 125th Avenue
Cross Street: Conestoga
Zoning: Urban Standard Density (R-7)
Neighborhood Association Committee: South Beaverton

Applicable Development Code Approval Criteria: 40.03, 40.20.15.2

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.